

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority & Urban Renewal Agency of Polk County (dba West Valley Housing Authority) PHA Code: _OR008____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _10/2012_					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _377____ Number of HCV units: _699____					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b>N/A 2012 Annual Plan Only</b>					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>N/A 2012 Annual Plan Only</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>N/A 2012 Annual Plan Only</b>					
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>Please see Attachment 6.0 (a) for details.</b> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>Please see Attachment 6.0 (b) for details.</b>					
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b>Please see Attachment 7.0 for details.</b>					
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.					
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>Please see Attachment 8.1 for P &amp; E Reports for Capital Fund Grants 2009, 2010, and 2011.</b>					
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>Please see Attachment 8.2 for the Capital Fund 2012 Annual Plan and the full Five-Year Action Plan.</b>					
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <b>N/A</b>					
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>Please see Attachment 9.0 for Housing Needs.</b>					

9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. WVHA is a High Performing Agency and this is N/A for the 2012 Annual Plan submission.</b>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <b>See Attachment 10.0.</b> (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <b>See Attachment 10.0.</b>
11.0	<b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.  (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>See Attachment 11.0.</b> (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>See Attachment 11.0.</b> (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>See Attachment 11.0.</b> (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>See Attachment 11.0.</b> (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>N/A</b> (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>See Attachment 11.0.</b> (g) Challenged Elements – <b>See Attachment 11.0.</b> (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>See Attachment 8.1.</b> (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>See Attachment 8.2.</b>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

**PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

## 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

### (a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

### (b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

[http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

### (c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

### 8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## Attachment 6.0

### 6.0 PHA Plan Update

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

**PHA Plan Elements.** (24 CFR 903.7)

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

The only revisions since the 2011 Agency Plan were: (1) to increase the minimum rent from \$25 to \$50 for both Section 8 Housing Choice Voucher and the Public Housing Programs being implemented at the household's next annual recertification; (2) adjust the flat rents for the Public Housing Program as required annually; (3) modify the procedures for the Section 8 Housing Quality Standards re-inspections to include use of landlord and tenant certification rather than to always require a physical inspection for some minor repair items needed; and (4) annual adjustments to the tenant-paid utility allowances for both programs.

**2. Financial Resources.** Our federal funding for the Public Housing Operations dropped significantly for calendar year 2012 as HUD (per Congressional directive) required an offset of the agency's reserves rather than to provide new funding based upon the Operating Subsidy formula for those agencies with reserves in excess of 4 months worth of expenses. The Capital Fund program for our Public Housing also dropped significantly for the 2012 grant funding which is the lowest it has ever been. The Section 8 Housing Choice Voucher Program funding for Housing Assistance Payments (HAP) also decreased as HUD (per Congressional directive) required an offset to new funding to come from the agency's Net Restricted Assets (NRA) (prior year unspent HAP monies) which requires WVHA to use about half of its NRA for our renewal funding for calendar year 2012. The Section 8 Administrative Fees took another significant drop in funding which would require proration of 75% from earned Administrative Fee. However, HUD has identified some unobligated or recaptured monies that HUD is now designating to augment the Congressional appropriation for the Section 8 Administrative Fees for calendar year 2012 and that will bring the proration up from 75% to about 80%. WVHA is funding much of the agency's operations for 2012 from agency reserves. We are uncertain about the funding levels that will be appropriated by Congress for calendar year 2013 at this time.

**3. Rent Determination.** WVHA did increase the minimum rent to \$50 for both the Section 8 Housing Choice Voucher Program and the Public Housing Program effective October 1, 2011. This has been implemented at the time of the resident's next recertification following 10-1-2011 for existing residents.

**4. Operation and Management.** Back in 2010 WVHA made changes in operation and management of our Public Housing program to implement a "non-smoking" policy for all of our properties. This information was included in the 2009, 2010 & 2011 Agency Plans. We have certain designated smoking areas with weather shelters at each of our multi-family housing sites. The change has helped WVHA provide all residents and employees with "smoke free" living/working environments and it will help reduce our turnover costs (renovating units after a smoker has generally added \$400-\$1,000 additional expense to eliminate the residual effects of the smoke residue). No other operation changes have occurred or are anticipated.

**5. Grievance Procedure.** No changes.

**6. Designated Housing for Elderly and Disabled Families.** No changes.

**7. Community Service and Self-Sufficiency.** No changes.

**8. Safety and Crime Prevention.** No changes.

**9. Pets.** No changes anticipated.

**10. Civil Rights Certification.** No changes and WVHA is in compliance.

**11. Fiscal Year Audit.** No findings in the fiscal year audit for fiscal year ending 09/30/11. The final printed bound copy from the Auditor is available for review at the Dallas Main Administration Office. The REAC audited submission has been entered into the REAC Financial Data System.

**12. Asset Management.** WVHA has met the requirements for Asset Management and we were approved for the fourth year "Stop Loss", which was effective for October 1, 2009. A copy of the "Stop Loss" application and the HUD approval of our "StopLoss" application are available at the WVHA Main Office in Dallas.

**13. Violence Against Women Act (VAWA).** No Changes. **A description of: a) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking** – SABLE (Safe from Abuse and Battered Living Environments) HOUSE is a local non-profit, community-supported agency whose mission is to eliminate domestic and sexual violence by providing comprehensive services to victims and their children in Polk County, Oregon. Sable House services include safe shelter, 24-hour crisis hotline, in-person sexual assault response, support groups, information and referral, community resource advocacy and community outreach and education. Sable House provides services to women and their children in an effort to increase their safety and to empower them with information, support, and education. Sable House' goal is to offer these services so that victims are fully aware of their options and can make informed choices about their lives. Sable House services empower women to help themselves. Sable House also provides outreach and educational services to the Polk County Community about domestic violence and sexual assault and the services that are available to address these serious issues.

**b) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing** – West Valley Housing Authority has adopted a local preference for the Section 8 Housing Choice Voucher Program for victims of domestic violence who meet certain criteria, provided the identified abuser is not a member of the applicant family. (See the Section 8 Administrative Plan, Chapter 4, Section C. 2.) This local preference and the criteria for qualifying for the preference were the result of collaboration with SABLE House to assist victims of domestic violence to obtain and maintain housing of their own separate from the abuser.

**c) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families** – At the family's request, West Valley Housing Authority will take precautions to ensure that the new location of the family is concealed in cases of domestic abuse. In addition, West Valley Housing Authority designated in the Section 8 Administrative Plan under Chapter 4, Section G, Voucher Issuance Determination for Split Households, that: (a) if only one portion of the family has minor children, then that portion of the

## **Attachment 6.0 (Continued) 6.0 (a)(13c)**

family will continue to keep the Voucher for assistance; (b) if both portions of the family have minor children, WVHA will take into consideration whether domestic violence was involved in the breakup and whether there is a recommendation from other social service professions. This can enable victims of domestic violence to maintain housing assistance even if the abuser is still residing in the previously assisted dwelling unit. In early 2007, West Valley Housing Authority provided notification to all our Public Housing residents, all our Section 8 participants, and to all our applicants of the VAWA and their rights under that Act. We are also providing that same notification to all new applicants to make sure that they are aware of the protections provided. WVHA staff are provided information about the services offered by SABLE House and they regularly make referrals when clients might be in need of those services. WVHA maintains a supply of information brochures from SABLE House available in our office lobby for all clients, landlords, and interested persons.

### **6.0 PHA Plan Update**

**(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.** WVHA's 5-Year and Annual Agency Plan may be obtained by the public at the main office (204 SW Walnut Avenue, Dallas, OR 97338), at the Pioneer Village Office (375 Taybin Road NW, Salem, OR 97304), at the Kingwood West Office (1947 Salem-Dallas Hwy NW, Salem, OR 97304), and on the WVHA website ([www.wvpha.org](http://www.wvpha.org)). The Resident Advisory Board is also provided copies of the 5-Year and Annual Agency Plan in its draft form and once HUD approval is made, a final approved copy.

## **Attachment 7.0**

### **7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

**a. Hope VI or Mixed Finance Modernization or Development.** WVHA has no plans to apply for Hope VI or to do Mixed Finance Modernization or Development within the next year.

**b. Demolition and/or Disposition.** WVHA got approval for a De Minimis Demolition of one single-family house located at 150 Hawthorne, Dallas, Oregon (3BR unit, not accessible) in April 2011 and has since demolished the house in late 2011. WVHA also submitted a Section 18 disposition application for the disposal of the land for the same property and disposition of four other single-family houses. All of the properties are part of the Dallas/Independence AMP#OR008890001 (old project #8-007). Those houses are located at: 710 N. Orchard; 15028 Oakdale Road; 1275 E. Ellendale; and 1825 E. Ellendale, all Dallas area scattered site properties. Several of the properties have large parcels of land but they are all zoned for single-family residential/agriculture. WVHA needs to streamline its management and maintenance needs and can improve this by disposing of some of the single-family houses, particularly those with large parcels of land and heavier maintenance needs, and then replacing those five units in a multi-family housing situation. WVHA will be planning to use the proceeds from the sale of those properties to either acquire or build the replacement units. In addition, WVHA will be applying for Housing Choice Vouchers for the current residents to assist in their relocation. We submitted the property appraisals to the Special Applications Center (SAC) in April 2012 and are awaiting an approval. Once we receive the approval, then we will apply for the relocation vouchers for the residents and begin the process of relocating the families.

**c. Conversion of Public Housing.** WVHA has no properties required for conversion at this time. WVHA will not consider applying for conversion of its Public Housing in 2012, due to the Congressional limitation on the Contract Rents for conversions under HUD's new Rental Assistance Demonstration. WVHA may consider applying for conversion under the Project Based Rental Assistance program in 2013 or later since the Offset of Public Housing Subsidy in 2012 would make the Congressional limitation a totally infeasible Contract Rent for converted properties in 2012.

**d. Homeownership.** WVHA does not intend to apply for HUD approval to begin a Voucher Homeownership program due to the reduction in Section 8 Administrative Fees making less money available to support the extra staff activity that would be required. Additionally, the high demand for the Housing Choice Vouchers for rental assistance and the insecurity in funding from HUD makes it inconceivable to begin a Voucher Homeownership program in this economic situation. WVHA may re-evaluate the feasibility of a Voucher Homeownership program in future years.

**e. Project-based Vouchers.** WVHA is planning to evaluate the feasibility of doing some project-based vouchers in conjunction with some transitional housing projects in the community over the next year. It is not anticipated that the actual project-basing of any Vouchers will occur during the year but Section 8 Administrative Plan revisions may be completed with the intention of doing the actual project-basing in the following year. This will be limited to the transitional housing projects that have generally been approved for local preferences in the past.

**Attachment 8.1**

**for CFG 2009, CFG 2010 & CFG 2011 Performance and Evaluation Reports**

**See the attachment as a separate file.**

**Attachment 8.2**

**for the CFG 2012 Annual Statement and the Capital Fund Program Five-Year  
Action Plan**

**See the attachment as a separate file.**

## Attachment 9.0

### 9.0 Statement of Housing Needs

#### A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists As of 5/8/2012			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	75	100%	
Extremely low income <=30% AMI	55	73.3%	
Very low income (>30% but <=50% AMI)	16	21.3%	
Low income (>50% but <80% AMI)	4	5.3%	
Families with children	43	57.3%	
Elderly families	8	10.7%	
Families with Disabilities	15	20.0%	
Single Non-Disabled/Non-Elderly	9	12.0%	
White/Non-Hispanic	63	84.0%	
White/Hispanic	12	16.0%	
White	73	97.3%	
Native American/Non-Hispanic	0	0.0%	
Black/Non-Hispanic	0	0.0%	
Asian/Pacific Islander	2	2.7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR (Elderly or Disabled)	19		
2 BR	40		
3 BR	5		
4 BR	2		
5 BR	0		
0-1 BR (Single Non-Disabled/Non-Elderly only)	9		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists As of 5/8/2012			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	379	100%	75%
Extremely low income <=30% AMI	324	85.5%	
Very low income (>30% but <=50% AMI)	55	14.5%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	113	29.9%	
Elderly families	11	2.9%	
Families with Disabilities	46	12.1%	
Single Non-Disabled/Non-Elderly	209	55.1%	
White/Non-Hispanic	299	78.8%	
White/Hispanic	47	12.4%	
Native American	0	0.0%	
Black	13	3.5%	
Asian/Pacific Islander	20	5.3%	
Characteristics by Bedroom Size ( <b>Public Housing Only</b> )			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

The housing assistance needs in Polk County significantly increased in 2009 due to the economy and that trend continued into 2010 and 2011. Polk County experienced closings and/or downsizing of several manufacturing/assembling/processing plants over the past few years. Now, in 2012, we are seeing a slight decrease in the number of new households applying for housing assistance. The economy is the main driving force behind the housing assistance needs in Polk County and the slight decrease in new applicants is a positive sign, even if it is very small.

## Attachment 10.0

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

**(a) Progress in Meeting Mission and Goals.** West Valley Housing Authority (WVHA) Progress in Meeting the Mission and Goals

- PHA Goal: Expand the supply of assisted housing
  - No Fair Share Vouchers were available for WVHA to apply for in the last year.
  - WVHA worked to minimize public housing vacancy times and two of the three AMPs had vacancy rates equal to or less than 1%; last quarterly report for year-to-date vacancy rates were: Pioneer Village AMP (0.8%); Kingwood West AMP (1.0%); and, the Dallas/Independence AMP (3.6%). The Dallas/Independence AMP experienced a high number to turnovers in large family units that took more preparation for re-rental and had a high turnover in studio units, which are more difficult to fill. The Dallas/Independence AMP has now gotten most of the vacancies filled and we will see improvement in the occupancy rates over the remainder of the year.
  - West Valley Housing Authority has continued to partner with Polk CDC to foster development of additional affordable housing and has provided Section 8 local preferences for transitional housing developments that have extensive service components. Without the Section 8 local preference the developments would not have been financially feasible and they are housing high needs populations.
  - Acquiring or building five Public Housing replacement units has been delayed since we are still waiting for HUD approval for the disposition of the five properties.
- PHA Goal: Improve the quality of assisted housing
  - WVHA continued as a "High Performer" status rating for the operation of the Public Housing Program. Many physical improvements were accomplished with the Capital Fund Program and much progress has been made with tenant education related to not blocking fire egress in their own apartments and not tampering with smoke detectors. We scored 96 out of 100 on our PHAS score for FYE09/30/11!
  - WVHA has made good progress with renovating public housing units with the Capital Fund Program. We have a full Physical Needs Assessment (PNA) completed in 2009. This has given us very comprehensive data for our projections for the next 20 year needs for our Public Housing units and is continuing to be used to develop our Five Year Capital Fund Plan.
  - WVHA, with HUD approval, demolished one single-family house that was beyond repair. WVHA submitted a Section 18 Disposition Application to dispose of four of the agency's single-family houses and the land from the demolition. The Disposition application was submitted in April 2011 and is still waiting for HUD approval. Property appraisals were submitted to HUD in early April 2012 and that was the last item that HUD indicated it needed before approval. No replacement public housing is needed until after the disposition has been completed. WVHA does plan to use the proceeds from the sales to acquire or construct replacement Public Housing units.
  - WVHA has not yet obtained the four relocation Vouchers as we must get HUD approval of the Section 18 Disposition Application before we can request the Vouchers.
  - WVHA maintained our Section Eight Management Assessment Program (SEMAP) "High Performer" status with a score of 100% for FYE09/30/11!
- PHA Goal: Increase assisted housing choices
  - WVHA has kept our Voucher payment standards between 91% and 95% of the Fair Market Rents because of the limited funds to pay Housing Assistance Payments and we would rather continue to assist more families up to our baseline. So far, the families have not been over-burdened but we will continue to watch this and raise the payment standards if it is over-burdening the assisted households.
  - WVHA has an ongoing "Mobility" Agreement for the Voucher Program with Salem Housing Authority and Marion County Housing Authority. This enables WVHA Voucher participants to locate units in the City of Salem or in Marion County and remain WVHA clients. We contract through the "Mobility" Agreement for each agency to do the HQS inspections and the rent reasonableness determinations within their area but the client

remains with the initial PHA and the initial PHA issues the HAP payment. This will provide greater housing choices for all of our clients.

- Due to the severe reduction in Administrative Fees for the Voucher Program, WVHA has had to limit the Landlord outreach newsletters due to the printing and postage costs. This reduction in Administrative Fees has also hampered the overall landlord outreach and has delayed any implementation of a Voucher Homeownership Program.
  - WVHA is looking into potential conversion of public housing to a project-based rental assistance program now that HUD will be offering such under the Rental Assistance Demonstration (RAD). However, it is not feasible at this time due to the financial limitations on the Contract Rents required by Congress, particularly in the year 2012 when Congress required an offset of Public Housing Operating Subsidy from reserves. This would provide an extremely low Contract Rent for any conversion in 2012. WVHA may consider converting in the future if the Contract Rents can be reasonable for the overall operations of the properties.
  - WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA's Voucher Homeownership Program has been put on hold due to the reduction in the Section 8 Administrative Fees. In addition, the increased need for rental assistance in Polk County required us to prioritize the rental need above the more expensive homeownership option since homeownership must be taken from the existing Vouchers and Voucher funds.
- PHA Goal: Provide an improved living environment
    - WVHA evaluated the distribution of incomes in our Public Housing developments and determined that specific deconcentration efforts are not needed as all developments have average incomes between 85% and 115% of the overall average tenant income.
    - WVHA has ensured the accessibility of our public housing units in accordance with Section 504 requirements and passed a Section 504 HUD review in 2008 with only one finding. The one finding was resolved with the adoption of a 504 Grievance Procedure. There were no findings for the physical accessibility issues and WVHA has met the requirement for 5% of our public housing units to have been remodeled to meet the Uniform Federal Accessibility Standards.
    - WVHA continues to work with the CARTS transportation program through participation in the Polk County Transportation Advisory Committee and readily makes the CARTS bus schedules available for our clients.
  - PHA Goal: Promote self-sufficiency and asset development of assisted households
    - WVHA has entered into an agreement with the Polk Job & Career Center to assist our clients with training by guaranteeing slots available for WVHA referred clients.
    - WVHA continues to provide coordination and referral for supportive services for our elderly and families with disabilities to help increase independence. WVHA encourages participation in programs through Northwest Senior & Disability Services agency and WVHA has participated in several advocacy functions to keep funding for these services available in Oregon.
    - WVHA increased the voluntary Family Self-Sufficiency goals for the Section 8 Housing Choice Voucher Program and has met the increased goals. WVHA has continued to meet the goals of the voluntary Public Housing Family Self-Sufficiency Program as well. WVHA continues to assist families in becoming self-sufficient by encouraging the use of the "Valley Individual Development Accounts" (VIDA) for matched savings to assist with education expenses, small business assistance, or home purchase down payment costs. WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA had another family move to home ownership in spring 2011 and that family was a graduate of the HCV-FSS program.
  - PHA Goal: Ensure equal opportunity and affirmatively further fair housing
    - WVHA continues to undertake affirmative measures to provide assisted housing free from discrimination. WVHA has reviewed all marketing materials and wait list procedures assuring no adverse impact on any particular protected group.

- WVHA continues to advise voucher recipients that we will assist them with completion of HUD's housing discrimination complaint form and refer them to fair housing organizations should they encounter discrimination during their housing search.
  - WVHA hosted and paid for Fair Housing training for Section 8 & other landlords in September 2011 to affirmatively further fair housing in Polk County. Due to the significant reduction in the Section 8 Administrative Fees, WVHA will not be able to provide a similar training in 2012.
  - WVHA has taken affirmative measures to provide accessible housing by doing remodels of at least 5% of our Public Housing developments to meet the Uniform Accessibility Federal Standards. Due to the significant reductions in the Capital Fund program over the past couple of years, we have not been able to consider increasing the number of accessible units above the 5% required by Section 504 rules.
  - WVHA had a HUD Civil Rights Review during 2008 and had no findings! This is a demonstration of the efforts that are made by WVHA on an on-going basis.
- PHA Goal: Improve communications between management and residents
    - Periodic newsletters for Public Housing have continued to provide information to residents on a regular basis. Most of the Public Housing newsletters can be delivered to residents by volunteers to avoid the postage costs.
    - A Public Housing Survey was completed in 2009 to assess the desires of the residents in making our properties "non-smoking" and a larger majority of residents were eager to see this change move forward. WVHA moved that plan forward and made all Public Housing units and buildings non-smoking. WVHA created "weather shelters" to be the designated smoking areas on each multi-family housing site.
    - WVHA has continued to encourage resident participation in tenant associations and has offered a staff presence at tenant meetings. Currently, only one development, Pioneer Village, has an active tenant association.
    - WVHA has been very diligent in getting written information out to residents before all construction work and the residents have been most appreciative of being kept informed.
    - WVHA had to eliminate doing periodic newsletters for the Section 8 Landlords and Residents due to the severe reduction in the Administrative Fees in 2012. We can no longer afford the printing and postage costs. We are developing a new website that will permit us to post periodic newsletters at little cost for the future.

**(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"**

**West Valley Housing Authority's definitions are listed below:**

- Substantial Deviation from the 5-Year Plan:
  - Any revisions related to Demolition, Disposal, or Conversion of Public Housing Units
- Significant Amendment or Modification to the Annual Plan:
  - Changes of a significant nature to the admissions policies, primarily any revision to local preferences on the waiting lists.
  - Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.
  - The addition of non-emergency work items (items not included in the current Annual Statement or Five Year Capital Fund Plan) or change in the use of replacement reserve funds under the Capital Fund.
- Revisions that **will not be** considered a "substantial deviation" or a "significant amendment or modification" are:
  - Changes to any of the items listed above that are being adopted to reflect changes in HUD regulatory requirements.
  - Changes to any category not included above.
  - Revisions to any attachments to the Agency Plan that would not be a change to any items included above.

## Attachment 11.0

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*  
Electronically attached with scanned signatures.
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*  
Electronically attached with scanned signatures.
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*  
Electronically attached with scanned signatures.
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*  
Electronically attached with scanned signatures.
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)* N/A
- (f) Resident Advisory Board (RAB) comments.  
**The RAB met on June 12<sup>th</sup>, 2012 to review the full draft Annual Agency Plan. The only comments that RAB members had were questions about the upcoming construction projects scheduled for the Pioneer Village AMP. Those questions were answered and no further comments were made.**
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.  
**No Challenged Elements.**
- (h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only).*** See instructions in 8.1.  
**Attached as a separate file as noted in 8.1.**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only).* See instructions in 8.2.  
**Attached as a separate file as noted in 8.2.**

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10-1-12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

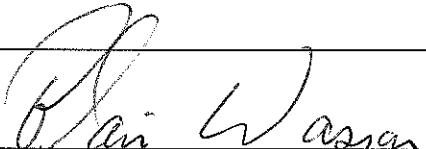
Housing Authority & Urban Renewal Agency of Polk County  
dba West Valley Housing Authority

PHA Name \_\_\_\_\_ OR008 \_\_\_\_\_  
PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20 \_\_\_\_ - 20 \_\_\_\_

X  Annual PHA Plan for Fiscal Years 2012 - 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title	Board	Chair
Blair Wasson			
Signature	Date		
	6-27-12		

**BEFORE THE HOUSING AUTHORITY AND URBAN  
RENEWAL AGENCY OF POLK COUNTY, OREGON  
(dba West Valley Housing Authority)**

**A Resolution Approving the Annual    )  
Agency Plan for FY2012/2013 and the )  
Annual 2012 and Five Year Capital    )  
Fund Plan                                    )**

**RESOLUTION NO. 1442**

**WHEREAS**, Section 511 of the Quality Housing and Work Responsibility Act of 1998, created the public housing agency plans - a Five-Year and the Annual Agency Plan; and,

**WHEREAS**, The Housing Authority completed and prepared a Five-Year Plan in 2010; and,

**WHEREAS**, The Housing Authority did not need to revise the Five-Year portion of the Agency Plan and therefore, prepared a new Annual Agency Plan for FY2012/2013; and,

**WHEREAS**, The Capital Fund Program is an integral part of the Agency Plan;

**WHEREAS**, The Housing Authority has met the criteria for preparation of the Agency Plan;

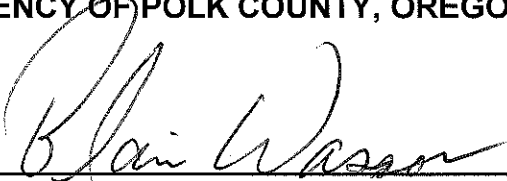
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**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY AND URBAN RENEWAL AGENCY OF POLK COUNTY, OREGON, as follows:**


**Section 1.** The Board approves the Annual Agency Plan for FY2012/2013 and the Capital Fund Annual 2012 and Five-Year Plan for submission to HUD.

**June 27, 2012**

**HOUSING AUTHORITY AND URBAN RENEWAL  
AGENCY OF POLK COUNTY, OREGON**

  
\_\_\_\_\_  
**Blair Wasson, Chair**

Approved as to Form:

  
\_\_\_\_\_  
**David Doyle, Legal Counsel**

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

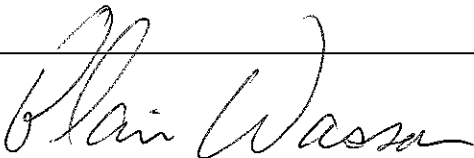
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority & Urban Renewal Agency of Polk County  
dba West Valley Housing Authority

OR008

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Blair Wasson
Title	Board Chair
Signature	
Date	06/27/2012

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Margaret S. Van Vliet, Director, Oregon Housing and Community Services, certify that  
the

2012 PHA Annual Plan and/or  
(insert year or "NA" )

N/A PHA 5 Year Plan  
(insert year or "NA" )

of the Housing Authority & Urban Renewal Agency of Polk County dba West Valley Housing Authority  
(insert name of housing authority)

is consistent with the Consolidated Plan of Oregon 2011-2015 prepared pursuant to 24  
CFR Part 91.

*Margaret Van Vliet* 6/14/12  
Director, Oregon Housing & Community Services Date

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
Expires 4/30/2011

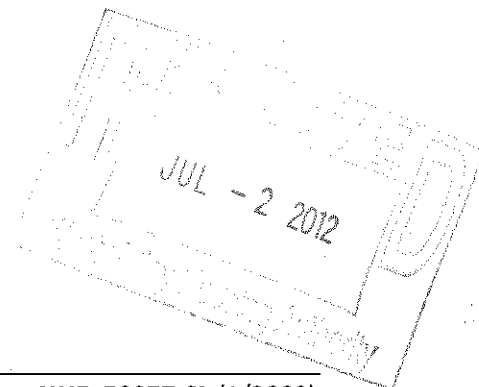
**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, John H. Wales the Director certify that the Five Year and  
Annual PHA Plan of the West Valley Housing Authority is consistent with the Consolidated Plan of  
City of Salem prepared pursuant to 24 CFR Part 91.

  
\_\_\_\_\_  
John H. Wales

Director

Urban Development Department



# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority & Urban Renewal Agency of Polk County, Oregon dba West Valley Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing, Section 8 Housing Choice Vouchers, Capital Fund, HCV-FSS, and PH-FSS

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attachment.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Linda Jennings

Title

Executive Director

Signature

x 

Date

June 27, 2012

Housing Authority and Urban Renewal Agency of Polk County, Oregon dba  
West Valley Housing Authority

Public Housing Operating Subsidy, Capital Fund Program,  
And the Section 8 Housing Choice Voucher Program

Sites for Work Performance

Page 1 of 2

1. **AMP#OR008810001**  
**OR008001 & OR008003 (HUD Project #s)**  
**Pioneer Village**  
375 Taybin Rd. NW (Office Location)  
Salem, OR 97304 (160 units - all individual addresses on Taybin Rd.  
NW, Cameo Street NW, and Calico Street NW)
  
2. **AMP#OR008890001**  
**OR008002 (HUD Project #)**  
**Arbor Court**  
South Seventh Street & Arbor Court  
(Various individual addresses from 783 – 865 South Seventh and 610 –  
645 Arbor Court)  
Independence, OR 97351 (20 units)
  
3. **AMP#OR008890001**  
**OR008005 (HUD Project #)**  
**LaCreole Manor** (80 units total)  
345 SW Donald Street #101 - #415  
Dallas, OR 97338 (60 units)  
  
228 SW Walnut # 1 - # 8  
Dallas, OR 97338 (8 units)  
  
238 SW Walnut # 1 - # 6  
Dallas, OR 97338 (6 units)  
  
245 SW Walnut # 1 - # 6  
Dallas, OR 97338 (6 units)  
  
**WVHA Main Office**  
204 SW Walnut Avenue  
Dallas, OR 97338

Housing Authority and Urban Renewal Agency of Polk County, Oregon dba  
West Valley Housing Authority

Public Housing Operating Subsidy, Capital Fund Program,  
And the Section 8 Housing Choice Voucher Program

Sites for Work Performance

Page 2 of 2

4. **AMP#OR008860001**  
**OR008006(HUD Project #)**  
**Kingwood West** (100 units)  
1947 Salem-Dallas Hwy. NW (Office location)  
1923 Salem-Dallas Hwy. NW # 1 - # 12  
1925 Salem-Dallas Hwy. NW # 1 - # 12  
1927 Salem-Dallas Hwy. NW # 1 - # 12  
1933 Salem-Dallas Hwy. NW # 1 - # 12  
1935 Salem-Dallas Hwy. NW # 1 - # 12  
1937 Salem-Dallas Hwy. NW # 1 - # 16  
1943 Salem-Dallas Hwy. NW # 1 - # 12  
1945 Salem-Dallas Hwy. NW # 1 - # 12  
Salem, OR 97304
5. **AMP#OR008890001**  
**OR008007 (HUD Project #)**  
**Scattered Sites** (15 units)  
956 Monmouth Street # 1 - # 9  
Independence, OR 97351
- |  |  |
|--|--|
| 1275 E. Ellendale<br>Dallas, OR 97338  | 710 N. Orchard<br>Dallas, OR 97338     |
| 1825 E. Ellendale<br>Dallas, OR 97338  | 15028 Oakdale Road<br>Dallas, OR 97338 |
| 2250 SE Laura Lane<br>Dallas, OR 97338 |  |
| 2122 SE Laura Lane<br>Dallas, OR 97338 |  |
6. **AMP#OR008890001**  
**OR008008(HUD Project #)**  
**Scattered Sites** ( 2 units)  
Added back effective July 1, 2005
- |   |   |
|---|---|
| 395 SE Fir Villa Road<br>Dallas, OR 97338 | 405 SE Fir Villa Road<br>Dallas, OR 97338 |
|---|---|

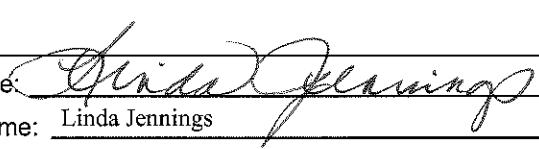
# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: Fifth			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Housing Authority & Urban Renewal Agency of Polk County, OR dba West Valley Housing Authority P.O. Box 467, 204 SW Walnut Dallas, Oregon 97338 Congressional District, if known: Fifth		
<b>6. Federal Department/Agency:</b>  Department of Housing & Urban Development			<b>7. Federal Program Name/Description:</b>  Public Housing Capital Fund CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  None			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  None		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Linda Jennings Title: Executive Director Telephone No.: 503-623-8387, Ext. 14      Date: 6/27/12		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

# Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2009	
WEST VALLEY HOUSING AUTHORITY		OR16P00850109		FFY of Grant Approval:	
Date of CEFP: N/A		Replacement Housing Factor Grant No:		2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost	
No.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	37,030.10	37,766.65	35,003.25	32,000.00
3	1408 Management Improvements Soft	0.00	0.00	0.00	0.00
4	1410 Administration	73,270.00	73,255.08	73,255.08	73,255.08
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,000.00	51,059.12	51,059.12	51,059.12
8	1440 Site Acquisition				
9	1450 Site Improvement	119,200.00	122,524.75	122,524.75	117,328.00
10	1460 Dwelling Structures	201,119.00	198,509.00	198,509.00	198,509.00
11	1465.1 Dwelling Equipment--Nonexpendable	33,387.00	33,387.00	33,387.00	33,387.00
12	1470 Nondwelling Structures	76,781.47	76,781.47	76,781.47	76,781.47
13	1475 Nondwelling Equipment	19,912.43	19,416.93	19,416.93	19,416.93
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$612,700.00	\$612,700.00	\$609,936.60	\$601,736.60
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security--Soft Costs				
25	Amount of Line 21 related to Security--Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	33,387.00	33,387.00	33,387.00	33,387.00

# Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>			
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850109	FFY of Grant: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		Replacement Housing Factor Grant No:	FFY of Grant Approval: 2009
Date of CFFP: N/A			
Revised Annual Statement (revision no: 5 ) Final Performance and Evaluation Report			
Total Estimated Cost		Total Actual Cost	
Original		Revised	Obligated
Date 6/27/12		Date	
Signature of Executive Director <i>Glenn G. Lewis</i>		Signature of Public Housing Director	

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY									
Grant Type and Number Capital Fund Program Grant No: OR1GP0850109 CFP (Yr/No): NO Replacement Housing Factor Grant No:									
Development Number	General Description of Major Work Categories	Dev. Act No.	Quantity	Total Estimated Cost Original	Revised	Funds Obligated	Funds Expended	Total Actual Cost	Status of Work
HA-Wide	Operations	1406		37,030.10	37,766.65	35,003.25	32,000.00	32,000.00	Revised Need
HA-Wide	1) Training	1408		0.00	0.00	0.00	0.00	0.00	Eliminated
HA-Wide	2) Computer Software	1408		0.00	0.00	0.00	0.00	0.00	Eliminated
HA-Wide	Management Improvements								
HA-Wide	Management Improvements								
TOTALS		1408		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	10% to COCC for Planning & Admin.	1410		61,270.00	61,270.00	61,270.00	61,270.00	61,270.00	Completed 4/2011
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		12,000.00	11,985.08	11,985.08	11,985.08	11,985.08	Completed 12/2011
TOTALS		1410		\$73,270.00	\$73,255.08	\$73,255.08	\$73,255.08	\$73,255.08	
HA-Wide	Architect/Engineer fees and costs	1430		41,000.00	40,878.99	40,878.99	40,878.99	40,878.99	Completed 9/2011
HA-Wide	Advertising/Bid Docs/ Printing	1430		3,000.00	7,526.65	7,526.65	7,526.65	7,526.65	Completed 12/2011
HA-Wide	Const. Project Coordinator - CFP Inspections & Supervision	1430		8,000.00	2,653.48	2,653.48	2,653.48	2,653.48	Completed 10/2011
TOTALS		1430		\$52,000.00	\$51,059.12	\$51,059.12	\$51,059.12	\$51,059.12	
HA-Wide	Computer equipment - All AMPs	1475		5,000.00	4,504.50	4,504.50	4,504.50	4,504.50	Completed 10/2011
TOTALS		1475		\$5,000.00	\$4,504.50	\$4,504.50	\$4,504.50	\$4,504.50	
HA-Wide	Replacement Reserves	1490		0.00	0.00	0.00	0.00	0.00	
HA-Wide	Relocation	1495	On-Demand	0.00	0.00	0.00	0.00	0.00	Eliminated - no need
HA-Wide	Contingency	1502	On-Demand	0.00	0.00	0.00	0.00	0.00	Eliminated
TOTAL HA Wide				167,300.10	166,585.35	163,821.95	160,818.70		

## Capital Fund Financing Program

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P0850109 Replacement Housing Factor Grant No:		CFPP (Yes/No) NO		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Funds Obligated	Total Actual Cost Funds Expended		
OR 8-1 & OR 8-3	Sidewalk Replacements	1450	5,700 sq. ft.	47,000.00	61,889.00	61,889.00	61,889.00	Increased Need/completed 12/2011	
OR008810001 (AMP#) Pioneer Village I & II	Maintenance Equipment Replacement	1475	2 items	13,563.43	13,563.43	13,563.43	13,563.43	Completed 6/2010	
	TOTALS			\$60,563.43	\$75,452.43	\$75,452.43	\$75,452.43		
OR 8-6	Replace Deadbolts/tekey units	1460	100 Units	0.00	0.00	0.00	0.00	Moved forward to 2008 Grant	
Kingwood West	Paint Exteriors	1460	9 Buildings	0.00	0.00	0.00	0.00	Moved forward to 2008 Grant	
	Paving -Parking lot and Sidewalk repairs	1450	Approx. 1800 sq. ft.	72,200.00	60,635.75	60,635.75	55,439.00	Includes 2 different activities; 1 complete & 1 in progress	
	Replace Refrigerators (correction BLI)	1465.1	100 Units	33,387.00	33,387.00	33,387.00	33,387.00	Completed 8/2010	
	Weather Shelter	1470	2 shelters	11,325.00	11,325.00	11,325.00	11,325.00	Completed 7/2010	
	TOTALS			\$116,912.00	\$105,347.75	\$105,347.75	\$100,151.00		
OR 8-2	Weather Shelter	1470	1 shelter	5,662.50	5,662.50	5,662.50	5,662.50	Completed 8/2010	
OR008890001 (AMP#) Arbor Court	TOTALS			\$5,662.50	\$5,662.50	\$5,662.50	\$5,662.50		
OR 8-5	R & R Hi-rise Water Distribution Lines for building/water saver ADA toilets (ARRA Funding HVAC replacements)	1460	60 units	0.00	0.00	0.00	0.00	Combined project CF2008 & ARRA covered cost so CF2009 not needed	
	Asbestos abatement at turnover (ceilings)	1460	est. 2 units	5,000.00	2,390.00	2,390.00	2,390.00	Reduced Need; completed 6/2010	
OR008890001 (AMP#) La Crede Manor	Family Unit Exterior Siding Repair/Paint	1460	2 buildings	196,119.00	196,119.00	196,119.00	196,119.00	Completed 11/2010	
	Elevator Interior Upgrade	1460	1 elevator	0.00	0.00	0.00	0.00	Delayed to 2010 Yr. 5	
	Repair/Rehab & Paint Exterior Admin Bldg	1470	1 building	45,973.47	45,973.47	45,973.47	45,973.47	Completed 11/2010	
	Weather Shelter	1470	2 shelters	8,158.00	8,158.00	8,158.00	8,158.00	Completed 11/2010	
	Office Heat Pump Replacement	1475	2 Units	0.00	0.00	0.00	0.00	Moved item to CF2008	
	Maintenance Equipment Replacement	1475	1 item	1,349.00	1,349.00	1,349.00	1,349.00	Completed 12/2009	
	TOTALS			\$756,599.47	\$253,989.47	\$253,989.47	\$253,989.47		
OR 8-7	Construct Weather Structure	1470	1 shelter	5,662.50	5,662.50	5,662.50	5,662.50	Completed 8/2010	
OR008890001 (AMP#) Scattered Sites	TOTALS			\$5,662.50	\$5,662.50	\$5,662.50	\$5,662.50		

Capital Fund Financing Program

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P06850109 CFPP (Yes/No): NO			Federal FY of Grant: 2009				
Development Number		General Description of Major Work Categories		Replacement Housing Factor Grant No:		Dev. Acct No.		Quantity	
Name/HA-Wide Activities				Total Estimated Cost		Original		Revised	
				Total Actual Cost		Funds Obligated		Funds Expended	
		</							

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OR16P00850109 Replacement Housing Factor No:		Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Fund Obligated End Date	(Quarter Ending Date)	All Funds Expended End Date	(Quarter Ending Date)	Reasons for Revised Target Dates	
HA-WIDE	Mar-11		Mar-13	Jun-12	Activities still in progress through April 2012	
OR 8-1/3 Pioneer Village	Mar-11		Mar-13	Dec-11	Completed Winter 2011	
OR 8-6 Kingwood West	Mar-11		Mar-13	Jun-12	Activities still in progress through April 2012	
OR 8-2 Arbor Court	Mar-11		Mar-13	Sep-10	Completed Summer 2010	
OR 8-5 LaCreole Manor	Mar-11		Mar-13	Nov-10	Completed Fall 2010	
OR 8-7 Scattered Sites	Mar-11		Mar-13	Sep-10	Completed Summer 2010	

# Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011



Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2010	
WEST VALLEY HOUSING AUTHORITY		OR16P00850110		FFY of Grant Approval:	
Date of CFPP: N/A		Replacement Housing Factor Grant No:		2010	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no: 2 )	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost	
No.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	31,430.00	31,563.25	0.00	0.00
3	1408 Management Improvements Soft	4,000.00	4,000.00	0.00	0.00
4	1410 Administration	72,695.00	72,695.00	70,841.48	70,841.48
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	53,500.00	53,500.00	31,857.26	8,721.63
8	1440 Site Acquisition				
9	1450 Site Improvement	157,833.00	140,833.00	51,570.00	26,590.00
10	1460 Dwelling Structures	250,000.00	288,750.50	146,480.50	134,480.50
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	18,000.00	8,616.25	8,616.25	8,616.25
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	15,500.00	3,000.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	4,000.00	4,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$606,958.00	\$606,958.00	\$309,365.49	\$249,249.86
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security--Soft Costs				
25	Amount of Line 21 related to Security--Hard Costs	12,500.00	12,500.00	12,000.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	75,000.00	194,660.00	57,890.00	57,890.00

# Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850110 Date of CFFP: N/A
FFY of Grant: 2010	Replacement Housing Factor Grant No:
FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
	Total Estimated Cost    Revised    Obligated    Expended Total Actual Cost
Signature of Executive Director 	
Signature of Public Housing Director 	
Date 6/27/12	

## Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850110 Replacement Housing Factor Grant No:			CEFP (Yes/No) NO		Federal FY of Grant: 2010		
Development Number	General Description of Major Work Categories	Dev. Act No.	Quantity	Original	Revised	Total Estimated Cost	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	1406		31,430.00	31,563.25		0.00	0.00	To begin Spring '12
HA-Wide	1) Training	1408		0.00	0.00		0.00	0.00	Eliminated
HA-Wide	2) Computer Software	1408		4,000.00	4,000.00		0.00	0.00	To begin Summer '12
HA-Wide	Improvements								
HA-Wide	Management								
HA-Wide	Improvements								
TOTALS		1408		\$4,000.00	\$4,000.00		\$0.00	\$0.00	
HA-Wide	10% to COCO for Planning & Admin.	1410		60,695.00	60,695.00		60,695.00	60,695.00	Completed 2/12
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		12,000.00	12,000.00		10,146.48	10,146.48	In Progress
TOTALS		1410		\$72,695.00	\$72,695.00		\$70,841.48	\$70,841.48	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00		30,000.00	6,864.37	In Progress
HA-Wide	Advertising/Bid Docs/ Printing	1430		5,500.00	5,500.00		22.50	22.50	In Progress
TOTALS		1430		35,500.00	35,500.00		30,022.50	6,886.87	
TOTALS		1475		0.00	0.00		0.00	0.00	
HA-Wide	Replacement Reserves	1490		0.00	0.00		0.00	0.00	
HA-Wide	Relocation	1495	On-Demand	3,000.00	3,000.00		0.00	0.00	As needed
HA-Wide	Contingency	1502	On-Demand	4,000.00	4,000.00		0.00	0.00	As needed
TOTAL HA Wide				150,625.00	150,758.25		100,863.98	77,728.35	

## Capital Fund Financing Program

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850110		Federal FY of Grant: 2010		CEFP (Yes/No): NO			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised	Funds Obligated	Funds Expended	Status of Work	
OR 8-1 & OR 8-3	R&R Windows, Entry Doors, Exterior Siding & Paint Exterior	1460		0.00	136,770.00	0.00	0.00	Moved forward from CF2011 to begin Summer '12	
OR008810001 (AMP#)	Sidewalk Replacements	1450		110,833.00	110,833.00	24,500.00	0.00	To Begin Spring '12	
Pioneer Village I & II	Const. Project Coordinator - Inspections/Suprv.	1430		5,040.00	15,200.00	0.00	0.00	To Begin Spring '12	
	TOTALS			\$115,873.00	\$262,803.00	\$24,500.00	\$0.00		
OR 8-6	Window Replacement	1460	100 Units	75,000.00	57,890.00	57,890.00	57,890.00	Completed 6/11	
OR008860001 (AMP#)	Asbestos abatement at turnover (floor tiles)	1460	est. 3 units	7,500.00	0.00	0.00	0.00	Eliminated	
Kingwood West	Const. Project Coordinator - Inspections/Suprv.	1430		3,960.00	0.00	0.00	0.00	Eliminated	
	Electrical Panel Replacement	1460		0.00	0.00			Moved forward to CF2008	
	TOTALS			\$86,460.00	\$57,890.00	\$57,890.00	\$57,890.00		
OR 8-2	Maintenance Equipment	1475		0.00	0.00			Moved forward to CF2008	
OR008890001 (AMP#)									
Arbor Court				\$0.00	\$0.00	\$0.00	\$0.00		
	TOTALS			\$0.00	\$0.00	\$0.00	\$0.00		
OR 8-5	Refurbish Playground Equipment & Replace Service Pad	1450	1 area	30,000.00	30,000.00	27,070.00	26,590.00	In Process	
OR008890001 (AMP#)	Asbestos abatement at turnover (ceilings)	1460	est. 2 units	5,000.00	5,000.00	0.00	0.00	At turnover (when needed)	
La Creole Manor	Family Unit Exterior Siding Repair/Paint	1460	1 building	110,000.00	76,590.50	76,590.50	76,590.50	Completed 10/11	
	Social Hall Heat Pump Replacement	1475	2 Units	0.00	0.00	0.00	0.00	Moved forward to CF2008	
	Re-Key High Locks	1460		12,500.00	12,500.00	12,000.00	0.00	In Process	
	Const. Project Coordinator - Inspections/Suprv.	1430		5,940.00	2,000.50	1,035.26	1,035.26	In Process	
	TOTALS			\$163,440.00	\$126,091.00	\$116,695.76	\$104,215.76		
OR 8-7	Dispo Unit Improvements (roofs, paint, floors, windows, etc.)	1460	4 SPH Units	40,000.00	0.00	0.00	0.00	Postponed to CF2011; pending HUD approval	
OR008890001 (AMP#)	Dispo Unit Site Improvements (driveway, fence, septic, well, etc.)	1450	4 Properties	17,000.00	0.00	0.00	0.00	Postponed to CF2011; pending HUD approval	
Scattered Sites	Demolition of 150 Hawthorne (house & garage)	1485	1 Unit	18,000.00	8,616.25	8,616.25	8,616.25	Completed 2/12	
	Dispo Relocation	1495.1	4 Units	12,500.00	0.00	0.00	0.00	Postponed to CF2011; pending HUD approval	

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850110 Replacement Housing Factor Grant No:		CFPP (Yes/No): NO		Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Const. Project Coordinator - Inspections/Suprv.	1430		3,060.00	799.50	799.50	799.50	Completed 12/11	
	<b>TOTALS</b>			\$90,560.00	\$9,415.75	\$9,415.75	\$9,415.75		
<b>Overall Total</b>				\$606,958.00	\$606,958.00	\$309,365.49	\$249,249.86		

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OR16P00850110 Replacement Housing Factor No:		Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated End Date (Date)	(Quarter Ending Date)	All Funds Expended	(Quarter Ending Date)	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-WIDE	Jun-2012		Jun-2014		Activities still in progress
OR 8-1/3 Pioneer Village	Jun-2012		Jun-2014		Activities still in progress
OR 8-6 Kingwood West	Jun-2012	Apr-2011	Jun-2014	Jun-2011	Completed Spring 2011
OR 8-2 Arbor Court	Jun-2012	Mar-2011	Jun-2014	Mar-2011	No Work Planned for this site
OR 8-5 LaCreole Manor	Jun-2012		Jun-2014		Activities still in progress
OR 8-7 Scattered Sites	Jun-2012	Mar-2012	Jun-2014	Mar-2012	All items either postponed or completed.

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850111		Replacement Housing Factor Grant No:		FFY of Grant: 2011		FFY of Grant Approval: 2011	
Date of CFFP: N/A		Reserve for Disasters/ Emergencies March 31, 2012		Revised Annual Statement (revision no: 2 ) Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Original	Revised	Obligated	Expended					
1	Total non-CFP Funds								
2	1406 Operations	13,409.00	13,409.00	0.00					0.00
3	1408 Management Improvements Soft	0.00	0.00	0.00					0.00
4	1410 Administration	58,430.00	58,430.00	50,430.00					5,000.00
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs	47,500.00	47,500.00	9,949.00					0.00
8	1440 Site Acquisition								
9	1450 Site Improvement	37,833.00	54,833.00	0.00					0.00
10	1460 Dwelling Structures	272,635.00	230,535.00	0.00					0.00
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	12,600.00	0.00					0.00
12	1470 Nondwelling Structures								
13	1475 Nondwelling Equipment	67,500.00	67,500.00	0.00					0.00
14	1485 Demolition								
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs	3,000.00	15,500.00	0.00					0.00
18	1499 Development Activities								
19	1501 Collateralization of Debt Service								
20	1502 Contingency	4,000.00	4,000.00	0.00					0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$504,307.00	\$504,307.00	\$60,379.00					\$5,000.00
22	Amount of line 21 Related to LBP Activities								
23	Amount of line 21 Related to Section 504 compliance								
24	Amount of line 21 Related to Security --Soft Costs								
25	Amount of Line 21 related to Security-- Hard Costs								
26	Amount of line 21 Related to Energy Conservation Measures	190,235.00	120,735.00	0.00					0.00

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850111 Date of CFFP: N/A
FFY of Grant: 2011	Replacement Housing Factor Grant No:
FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012	
Revised Annual Statement (revision no: 2 ) Final Performance and Evaluation Report	
Total Estimated Cost	Total Actual Cost
Original	Revised
Obligated	Expended
Signature of Executive Director <i>[Signature]</i>	
Signature of Public Housing Director <i>[Signature]</i>	
Date 6/27/12	

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850111 Replacement Housing Factor Grant No:			CFPP (Yes/No): NO		Federal FY of Grant: 2011		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Total Actual Cost	Status of Work
HA-Wide Activities									
HA-Wide	Operations	1406		13,409.00	13,409.00		0.00	0.00	To begin Fall '12
HA-Wide	Energy Conservation Audit	1408		0.00	0.00		0.00	0.00	Included in 2012 Grant
HA-Wide	Training	1408		0.00	0.00		0.00	0.00	Eliminated
HA-Wide	Computer Software	1408		0.00	0.00		0.00	0.00	Eliminated
HA-Wide	Management								
HA-Wide	Improvements								
TOTALS		1408		\$0.00	\$0.00		\$0.00	\$0.00	
HA-Wide	10% to COCC for Planning & Admin.	1410		50,430.00	50,430.00		50,430.00	5,000.00	In Progress
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		8,000.00	8,000.00		0.00	0.00	To Begin Summer '12
TOTALS		1410		\$58,430.00	\$58,430.00		\$50,430.00	\$5,000.00	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00		9,949.00	0.00	In Progress
HA-Wide	Advertising/Bid Docs/ Printing	1430		5,500.00	5,500.00		0.00	0.00	To Begin Summer '12
TOTALS		1430		35,500.00	35,500.00		9,949.00	0.00	
Computer Equipment		1475		5,000.00	5,000.00		0.00	0.00	To Begin Fall '12
TOTALS		1475		5,000.00	5,000.00		0.00	0.00	
HA-Wide	Relocation/Reasonable Accommodation Moves	1495.1	On-Demand	3,000.00	3,000.00		0.00	0.00	As needed
HA-Wide	Contingency	1502	On-Demand	4,000.00	4,000.00		0.00	0.00	As needed
TOTAL HA Wide				119,339.00	119,339.00		60,379.00	5,000.00	

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR\060850111		CFPP (Yes/No): NO		Federal FY of Grant: 2011			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Total Actual Cost	Funds Expended	Status of Work
OR 8-1 & OR 8-3	Sidewalk Replacements	1450	4,194 sq. ft.	34,833.00	34,833.00	0.00	0.00	0.00	To Begin Spring '12
OR008810001 (AMP#)	Replace Elect. Strip Heaters, Install	1460	20 - 4 plex Bldgs.	0.00	0.00	0.00	0.00	0.00	Postponed due to lower funding
Pioneer Village I & II	R&R Windows, Entry Doors, Exterior Siding & Paint Exterior	1460	15 - 4 Plex Bldgs.	177,635.00	108,135.00	0.00	0.00	0.00	Moved some forward to 2010 Grant, To Begin Summer '12
	Replace Maintenance Van	1475	1 Ea.	24,000.00	24,000.00	0.00	0.00	0.00	To Begin Spring '12
	Const. Project Coordinator - Inspections/Suprv.	1430		8,524.00	5,880.00	0.00	0.00	0.00	To Begin Spring '12
	TOTALS			\$244,992.00	\$172,848.00	\$0.00	\$0.00	\$0.00	
OR 8-6	Water Heater Replacement	1465.1	1 Bldg.	12,600.00	12,600.00	0.00	0.00	0.00	Corrected BLI #
OR008860001 (AMP#)	Asbestos abatement at turnover (floor tiles)	1460	Est. 2 Units	0.00	0.00	0.00	0.00	0.00	Eliminated
Kingwood West	Const. Project Coordinator - Inspections/Suprv.	1430		944.00	0.00	0.00	0.00	0.00	Eliminated
	TOTALS			\$13,544.00	\$12,600.00	\$0.00	\$0.00	\$0.00	
OR 8-2	Repair & Paint Exteriors of Family Units	1460	6 Bldg.	77,400.00	77,400.00	0.00	0.00	0.00	To Begin Spring '12
OR008890001 (AMP#)	Const. Project Coordinator - Inspections/Suprv.	1430		2,532.00	3,120.00	0.00	0.00	0.00	Increased Need
Arbor Court	TOTALS			\$79,932.00	\$80,520.00	\$0.00	\$0.00	\$0.00	
OR 8-5	Network Server Upgrade	1475	4 Server Units	25,000.00	25,000.00	0.00	0.00	0.00	To Begin Summer '12
	Paving, Striping and Sidewalks	1450	Est. 1,000 sq. ft.	3,000.00	3,000.00	0.00	0.00	0.00	To Begin Summer '12
OR008890001 (AMP#)	Replace Courtyard Landscape	1450	Est. 2,000 sq. ft.	0.00	0.00	0.00	0.00	0.00	Eliminated due to low funding
La Creole Manor	Asbestos abatement at turnover (ceilings)	1460	est. 2 units	5,000.00	5,000.00	0.00	0.00	0.00	At turnover (when needed)
	Replace Riding Lawn Mower	1475	1 Ea.	13,500.00	13,500.00	0.00	0.00	0.00	To Begin Spring '12
	Const. Project Coordinator - Inspections/Suprv.	1430		0.00	120.00	0.00	0.00	0.00	To Begin Summer '12
	TOTALS			\$46,500.00	\$46,620.00	\$0.00	\$0.00	\$0.00	
OR 8-7	Patch Asphalt, Sealcoat, Paint Curbs and Strip Parking Spaces (956 Monmouth St.)	1450	15,000 sq. ft.	0.00	0.00	0.00	0.00	0.00	Postponed due to lowered funding
OR008890001 (AMP#)	Dispo Unit Improvements (roofs, paint, floors, windows, etc.)	1460	4 SPH Units	0.00	40,000.00	0.00	0.00	0.00	Moved from CF2010 due to delay in Dispo Approval

<b>Part II: Supporting Pages</b>									
PHA Name: <b>WEST VALLEY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: OR16P00850111 CFPP (Yes/No): NO		Federal FY of Grant: 2011					
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No:	Dev. Act No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Dispo Unit Site Improvements (driveway, fence, septic, well, etc.)		1450	4 Properties	0.00	17,000.00	0.00	0.00	Moved from CF2010 due to delay in Dispo Approval
	Dispo Relocation		1495.1	4 Units	0.00	12,500.00	0.00	0.00	Moved from CF2010 due to delay in Dispo Approval
	Const. Project Coordinator - Inspections/Supv.		1430		0.00	2,880.00	0.00	0.00	To Begin Summer '12
	<b>TOTALS</b>				<b>\$0.00</b>	<b>\$72,380.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Overall Total</b>					<b>\$504,307.00</b>	<b>\$504,307.00</b>	<b>\$60,379.00</b>	<b>\$5,000.00</b>	

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

[illegible]

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011



Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No: OR16P00850112		2012	
		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2012	
		Date of CFFP: N/A			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		Revised Annual Statement (revision no: )			
Line Summary by Development Account		Final Performance and Evaluation Report			
No.		Original	Revised	Obligated	Expended
Total Estimated Cost					
Total Actual Cost					
1	Total non-CFP Funds				
2	1406 Operations	13,409.00	13,409.00	0.00	0.00
3	1408 Management Improvements Soft	5,000.00	5,000.00	0.00	0.00
4	1410 Administration	53,214.00	53,214.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,500.00	47,500.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	70,800.00	70,800.00	0.00	0.00
10	1460 Dwelling Structures	213,217.00	213,217.00	0.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	46,000.00	46,000.00	0.00	0.00
13	1475 Nondwelling Equipment	5,000.00	5,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00	3,000.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	5,000.00	5,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$462,140.00	\$462,140.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security --Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	145,517.00	145,517.00	0.00	0.00

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850112 Date of CFFP: N/A
FFY of Grant: 2012	Replacement Housing Factor Grant No:
FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
	Total Estimated Cost    Total Actual Cost Original    Revised    Obligated    Expended
Signature of Executive Director 	
Signature of Public Housing Director 	
Date	

Attachment 8.1

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850112 Replacement Housing Factor Grant No:			CFPP (Yes/No): NO		Federal FY of Grant: 2012		
Development Number	General Description of Major Work Categories	Dev. Act No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Work	
HA-Wide Activities	Operations	1406		13,409.00	13,409.00	0.00	0.00		
HA-Wide Management Improvements Management Improvements	Energy Conservation Audit	1408		5,000.00	5,000.00	0.00	0.00		
	TOTALS	1408		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
HA-Wide	10% to COCC for Planning & Admin.	1410		46,214.00	46,214.00	0.00	0.00		
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		7,000.00	7,000.00	0.00	0.00		
	TOTALS	1410		\$53,214.00	\$53,214.00	\$0.00	\$0.00		
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00	0.00	0.00		
HA-Wide	Advertising/Bid Docs/ Printing	1430		5,500.00	5,500.00	0.00	0.00		
	TOTALS	1430		35,500.00	35,500.00	0.00	0.00		
	Computer Equipment	1475		5,000.00	5,000.00	0.00	0.00		
	TOTALS	1475		5,000.00	5,000.00	0.00	0.00		
HA-Wide	Relocation/Reasonable Accommodation Moves	1495.1	On-Demand	3,000.00	3,000.00	0.00	0.00		
HA-Wide	Contingency	1502	On-Demand	5,000.00	5,000.00	0.00	0.00		
	TOTAL HA-Wide			120,123.00	120,123.00	0.00	0.00		

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. OR16P0850112		CFPP (Yes/No): NO		Federal FY of Grant: 2012			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Total Actual Cost	Status of Work
OR 8-1 & OR 8-3 OR008810001 (AMP#) Pioneer Village I & II	Paving, Striping & Sidewalks	1450	3,106 sq. ft.	24,800.00	24,800.00	24,800.00	0.00	0.00	
	Paving Sealcoat & Striping	1450	30,000 sq. ft.	19,500.00	19,500.00	19,500.00	0.00	0.00	
	R&R Windows, Entry Doors, Exterior	1460	15 - 4 Plex Bldgs.	145,517.00	145,517.00	145,517.00	0.00	0.00	
	Siding & Paint Exterior	1430	Part-Time Estimate	6,652.00	6,652.00	6,652.00	0.00	0.00	
	Const. Project Coordinator - Inspections/Supv.								
	TOTALS			\$196,469.00	\$196,469.00	\$196,469.00	\$0.00	\$0.00	
OR 8-6 OR008860001 (AMP#) Kingwood West	Install Site Drainage	1450	2,000 sq. ft.	12,500.00	12,500.00	12,500.00	0.00	0.00	
	Replace Social Hall Entry Doors	1470	2 Doors	12,500.00	12,500.00	12,500.00	0.00	0.00	
	Old Laundry Room Conversion	1470	300 sq. ft.	3,500.00	3,500.00	3,500.00	0.00	0.00	
	Const. Project Coordinator - Inspections/Supv.	1430	Part-Time Estimate	2,444.00	2,444.00	2,444.00	0.00	0.00	
	TOTALS			\$30,944.00	\$30,944.00	\$30,944.00	\$0.00	\$0.00	
OR 8-2 OR008890001 (AMP#) Arbor Court	Water Supply Shutoff Valve Replacement	1450	Approx. 20 valves	5,000.00	5,000.00	5,000.00	0.00	0.00	
	Const. Project Coordinator - Inspections/Supv.	1430	Part-Time Estimate	351.00	351.00	351.00	0.00	0.00	
	TOTALS			\$5,351.00	\$5,351.00	\$5,351.00	\$0.00	\$0.00	
OR 8-5 OR008890001 (AMP#) La Creole Manor	Seal Coat Parking Lot	1450	Approx. 5,000 sq. ft.	9,000.00	9,000.00	9,000.00	0.00	0.00	
	Family Units Exterior Door Replacement	1460	40 Doors	36,000.00	36,000.00	36,000.00	0.00	0.00	
	Shop Roof Replacement	1470	Est. 1,500 sq. ft.	30,000.00	30,000.00	30,000.00	0.00	0.00	
	Install Elevator Pit Sump Pump & Drain	1460	1 H.P. Water Pump	11,700.00	11,700.00	11,700.00	0.00	0.00	
	Const. Project Coordinator - Inspections/Supv.	1430	Part-Time Estimate	2,055.00	2,055.00	2,055.00	0.00	0.00	
	TOTALS			\$88,753.00	\$88,753.00	\$88,753.00	\$0.00	\$0.00	
OR 8-7 OR008890001 (AMP#) Scattered Sites	Paint Exterior	1460	4 Houses	20,000.00	20,000.00	20,000.00	0.00	0.00	
	Const. Project Coordinator - Inspections/Supv.	1430	Part-Time Estimate	500.00	500.00	500.00	0.00	0.00	
	TOTALS			\$20,500.00	\$20,500.00	\$20,500.00	\$0.00	\$0.00	

## Attachment 8.1

Capital Fund Financing Program

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16700850112			CFPP (Yes/No): NO		Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities		Replacement Housing Factor Grant No: Dev. Acct No.			Quantity		Status of Work		
General Description of Major Work Categories		Total Estimated Cost			Revised		Total Actual Cost		
		Original					Funds Obligated		
							Funds Expended		
TOTALS		\$20,500.00			\$20,500.00		\$0.00		
Overall Total		\$462,140.00			\$462,140.00		\$0.00		

U. S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>						
<b>PHA Name:</b> <b>WEST VALLEY HOUSING AUTHORITY</b>	<b>(Grant Type and Number)</b> Capital Fund Program No: OR16P00850112 Replacement Housing Factor No:				<b>Federal FFY of Grant:</b> 2012	
<b>Development Number</b> <b>Name/HA-Wide Activities</b>	<b>All Fund Obligated</b> <b>Date)</b>	<b>(Quarter Ending</b>		<b>All Funds Expended</b>	<b>(Quarter Ending Date)</b>	<b>Reasons for Revised Target Dates</b>
	<b>Original Obligation</b> <b>End Date</b>	<b>Actual Obligation</b> <b>End Date</b>	<b>Original Expenditure</b> <b>End Date</b>	<b>Actual Expenditure</b> <b>End Date</b>		
HA-WIDE	Mar-2014			Mar-2016		
OR 8-1/3 Pioneer Village	Mar-2014			Mar-2016		
OR 8-6 Kingwood West	Mar-2014			Mar-2016		
OR 8-2 Arbor Court	Mar-2014			Mar-2016		
OR 8-5 LaCreole Manor	Mar-2014			Mar-2016		
OR 8-7 Scattered Sites	Mar-2014			Mar-2016		

# Attachment 8.2

## Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850112 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>2</sup>
		Obligated	Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$13,409.00	\$0.00
3	1408 Management Improvements (Energy Audit)	\$5,000.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$53,214.00	\$0.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$47,500.00	\$0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	\$70,800.00	\$0.00
10	1460 Dwelling Structures	\$213,217.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	\$46,000.00	\$0.00
13	1475 Non-dwelling Equipment (Computer Equip.)	\$5,000.00	\$0.00
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	\$3,000.00	\$0.00
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

# Attachment 8.2

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850112 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost <sup>1</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	\$5,000.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$462,140.00	\$0.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$145,517.00	\$0.00
Signature of Executive Director		Signature of Public Housing Director	Date

*Deborah Manning, Acting*  
3-19-12

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAS with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant: 2012		
PHA Name: West Valley Housing Authority			Capital Fund Program Grant No: OR16P00850112 CFFP (Yes/No): No Replacement Housing Factor Grant No: N/A				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
All AMPs	Operations	1406		\$13,409.00	\$0.00	\$0.00	\$0.00
All AMPs	Energy Conservation Audit	1408		\$5,000.00	\$0.00	\$0.00	\$0.00
Management Improvements							
Administrative Management Fee	10% To COCC for planning and administration of CFG	1410		\$46,214.00	\$0.00	\$0.00	\$0.00
HA-Wide	Const. Project Coordinator In-House Design & Specifications	1410		\$7,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Architect/Engineering Services	1430		\$30,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Advertising/Printing	1430		\$5,500.00	\$0.00	\$0.00	\$0.00
All AMPs	Computer Equipment	1475		\$5,000.00	\$0.00		
All AMPs	Relocation/Reasonable Accommodation Moves	1495.1		\$3,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Contingency	1502		\$5,000.00	\$0.00	\$0.00	\$0.00
	HA-Wide/AMP-Wide Sub-Total			\$120,123.00	\$0.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

# Attachment 8.2

## Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages			Federal FFY of Grant: 2012		Status of Work		
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850112 CFFP (Yes/ No): No		Total Estimated Cost		Total Actual Cost	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Quantity		Funds Obligated <sup>2</sup> Funds Expended <sup>2</sup>	
		Development Account No.		Original Revised <sup>1</sup>			
AMP# OR008810001 (OR 8-1 & OR 8-3) Pioneer Village							
		Paving, Striping and Sidewalks	1450	3,106 sq. ft.	\$24,800.00	\$0.00	\$0.00
		Paving, Sealcoat & Striping	1450	30,000 sq. ft.	\$19,500.00	\$0.00	\$0.00
		R&R Windows, Entry Doors, Exterior Siding & Paint Exterior, Phase 2	1460	15 - 4 Plex Bldgs.	\$145,517.00	\$0.00	\$0.00
		Const. Proj. Coord. – Inspections/Suprv.	1430	Part-Time Estimate	\$6,652.00	\$0.00	\$0.00
	Pioneer Village AMP Sub-Total				\$196,469.00	\$0.00	\$0.00
AMP# OR008860001 (OR 8-6) Kingwood West							
		Replace Social Hall Entry Doors	1470	2 Doors	\$12,500.00	\$0.00	\$0.00
		Old Laundry Room Remodel	1470	300 sq. ft.	\$3,500.00	\$0.00	\$0.00
		Install Site Drainage	1450	2,000 SF	\$12,500.00	\$0.00	\$0.00
		Const. Proj. Coord. – Inspections/Suprv.	1430	Part-Time Estimate	\$2,444.00	\$0.00	\$0.00
	Kingwood West AMP Sub-Total				\$30,944.00	\$0.00	\$0.00
AMP# OR008890001 (OR 8-5) LaCreole Manor							
		Sealcoat and Strip Parking Lot	1450	Approx. 5,000 sq. ft.	\$9,000.00	\$0.00	\$0.00
		Family Unit Exterior Door Replacement	1460	40 Doors	\$36,000.00	\$0.00	\$0.00
		Shop Roof Replacement	1470	Est. 1,500 sq. ft.	\$30,000.00	\$0.00	\$0.00

Attachment 8.2

	Install Elevator Pit Sump Pump and Drain	1460	1 H.P. Water Pump	\$11,700.00	\$0.00	\$0.00	\$0.00	
	Const. Proj. Coord. -- Inspections/Suprv.	1430	Part-Time Estimate	\$2,053.00	\$0.00	\$0.00	\$0.00	
<b>AMP # OR008890001 (OR 8-2) Arbor Court</b>	Water Supply Shutoff Valve Replacement	1450	Approx. 20 Valves.	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Const. Proj. Coord. -- Inspections/Suprv.	1430		\$351.00	\$0.00	\$0.00	\$0.00	
<b>AMP # OR008890001 OR 9-7 Scattered Sites</b>	Paint Exteriors	1460	4 Houses	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Const. Proj. Coord. -- Inspections/Suprv.	1430		\$500.00	\$0.00	\$0.00	\$0.00	
	<b>Dallas/Independence AMP Sub-Total</b>			<b>\$114,604.00</b>	<b>\$0.00</b>			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

# Attachment 8.2

## Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Valley Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/ AMP-Wide Items	Mar-2014		Mar-2016		
OR008810001 (AMP#) OR 8-1&8-3 Pioneer Village I & II	Mar-2014		Mar-2016		
OR008860001 (AMP#) OR 8-6 Kingwood West	Mar-2014		Mar-2016		
OR008890001 (AMP#) OR 8-2 Arbor Court	Mar-2014		Mar-2016		
OR008890001 (AMP#) OR 8-5 LaCreole Manor	Mar-2014		Mar-2016		
OR008890001 (AMP#) OR 9-7 Scattered Sites	Mar-2014		Mar-2016		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number			Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
	<b>OR008810001 (AMP#) OR 8-1 &amp; 8-3 Pioneer Village I &amp; II</b>		\$214,196	\$227,823	\$198,237	\$25,960
	<b>OR008860001 AMP#) OR 8-6 Kingwood West</b>		\$20,960	0	\$148,780	\$53,920
	<b>OR008890001 (AMP#) OR 8-2 Arbor Court</b>		0	0	0	0
	<b>OR008890001 (AMP#) OR 8-5 LaCreole Manor</b>		\$111,861	\$119,194	0	\$242,209
	<b>OR008890001 (AMP#) OR 9-7 Scattered Sites</b>		0	0	0	\$24,928
B.	Physical Improvements Subtotal	Annual Statement	\$347,017	\$347,017	\$347,017	\$347,017
C.	Management Improvements		0	0	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		\$53,214	\$53,214	\$53,214	\$53,214
F.	Other		\$48,500	\$48,500	\$48,500	\$48,500
G.	Operations		\$13,409	\$13,409	\$13,409	\$13,409
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$462,140	\$462,140	\$462,140	\$462,140
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$462,140	\$462,140	\$462,140	\$462,140

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>OR008810001 (AMP#)</b> <b>OR 8-1 &amp; 8-3</b> <b>Pioneer Village I &amp; II</b>			<b>OR008810001 (AMP#)</b> <b>OR 8-1 &amp; 8-3</b> <b>Pioneer Village I &amp; II</b>		
	Paving, Striping & Sidewalks	4,686 sq. ft.	\$39,833	Paving, Striping & Sidewalks	4,747 sq. ft.	\$40,354
	Replace Baseboard Heaters with Cadet Heaters	40 4-plex bldgs.	\$140,663	Closet Door Replacement	76 units	\$26,500
	Closet Door Replacement	76 units	\$26,500	Replace Downspout Drains	40 4-plex bldgs.	\$153,049
	Const. Insp. & Suprv.	Part-Time Estimate	\$7,200	Const. Insp. & Supervision	Part-Time Estimate	\$7,920
Annual	<b>OR008860001 (AMP#)</b> <b>OR 8-6</b> <b>Kingwood West</b>			<b>OR008860001 (AMP#)</b> <b>OR 8-6</b> <b>Kingwood West</b>		0
	Electric Panel Replacement	1 Panel	\$5,000			
	Paint Common Areas	10,000 sq. ft.	\$15,000			
	Const. Insp. & Suprv.	Part-Time Estimate	\$960	Const. Insp. & Suprv.	Part-Time Estimate	\$0
Statement	<b>OR008890001 (AMP#)</b> <b>OR 8-2</b> <b>Arbor Court</b>		0	<b>OR008890001 (AMP#)</b> <b>OR 8-2</b> <b>Arbor Court</b>		0
	Const. Insp. & Suprv.	Part-Time Estimate	\$0		Part-Time Estimate	\$0
	<b>OR008890001 (AMP#)</b> <b>OR 8-5</b> <b>LaCreole Manor</b>			<b>OR008890001 (AMP#)</b> <b>OR 8-5</b> <b>LaCreole Manor</b>		

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

	Replace Hi-Rise Kitchen Cabinets & Appliances Phase 1	26 Units	\$108,021	Elevator Interior Upgrade	60 sq. ft.	\$15,000
	Const. Insp. & Suprv.	Part-Time Estimate	\$3,840	Replace Hi-Rise Kitchen Cabinets & Appliances Phase 2	17 Units	\$70,614
				Maintenance Vehicle Replacement	1 Ton Dump Truck	\$29,500
				Const. Insp. & Suprv.	Part-Time Estimate	\$4,080
	<b>OR008890001 (AMP#)</b> <b>OR 9-7</b> <b>Scattered Sites</b>		0	<b>OR008890001 (AMP#)</b> <b>OR 9-7</b> <b>Scattered Sites</b>		0
	Const. Insp. & Suprv.	Part-Time Estimate	\$0		Part-Time Estimate	\$0
	Subtotal of Estimated Cost		\$347,017	Subtotal of Estimated Cost		\$347,017

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015			Work Statement for Year: 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>OR008810001 (AMP#)</b> <b>OR 8-1 &amp; 8-3</b> <b>Pioneer Village I &amp; II</b>			<b>OR008810001 (AMP#)</b> <b>OR 8-1 &amp; 8-3</b> <b>Pioneer Village I &amp; II</b>		
Annual	Paving, Striping & Sidewalks	2,707 sq. ft.	\$23,017	Paving, Striping & Sidewalks	2,941 sq. ft.	\$25,000
Statement	Replace Site Light Fixtures	50 Poles	\$75,000	Const. Insp. & Suprv.	Part-Time Estimate	\$960
	Mainline Water Valve Replacement	40 Valves	\$23,500			
	Gas Hot Water Heater Replacement	40 Water Heaters	\$70,000			
	Const. Insp. & Suprv.	Part-Time Estimate	\$6,720			
	<b>OR008860001 AMP#)</b> <b>OR 8-6</b> <b>Kingwood West</b>			<b>OR008860001 AMP#)</b> <b>OR 8-6</b> <b>Kingwood West</b>		
	Electric Panel Replacement	1 Panel	\$5,000	Replace Domestic Water Pipes	3 Bldg.	\$52,000
	Replace Domestic Water Pipes	6 Bldg.	\$100,000	Const. Insp. & Suprv.	Part-Time Estimate	\$1,920
	Replace Concrete Stairs	2 Stairs	\$3,500			
	Replace Concrete Ramps and Rails	2 Ramps	\$35,000			
	Const. Insp. & Suprv.	Part-Time Estimate	\$5,280			
	<b>OR008890001 (AMP#)</b> <b>OR 8-2</b> <b>Arbor Court</b>		0	<b>OR008890001 (AMP#)</b> <b>OR 8-2</b> <b>Arbor Court</b>		0
	Const. Insp. & Suprv.	Part-Time Estimate	\$0	Const. Insp. & Suprv.	Part-Time Estimate	\$0

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

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	<b>OR008890001 (AMP#)</b> <b>OR 8-5</b> <b>LaCreole Manor</b>		0	<b>OR008890001 (AMP#)</b> <b>OR 8-5</b> <b>LaCreole Manor</b>		
	Const. Insp. & Suprv.	Part-Time Estimate	\$0	Recoat Hi-Rise Roof & Replace Flashing	7,000 sq. ft.	\$146,000
				Replace Family Unit Courtyard Landscape	15,000 sq. ft.	\$25,000
				Patio Door Replacement (Hi-Rise)	60 doors	\$63,049
				Const. Insp. & Suprv.	Part-Time Estimate	\$8,160
	<b>OR008890001 (AMP#)</b> <b>OR 9-7</b> <b>Scattered Sites</b>		0	<b>OR008890001 (AMP#)</b> <b>OR 9-7</b> <b>Scattered Sites</b>		0
	Const. Insp. & Suprv.	Part-Time Estimate	\$0	Refurbish Playground Equipment, Replace Surface Pad (956 Monmouth)	900 sq. ft.	\$15,500
				Replace Site Lighting (956 Monmouth)	5 lights	\$8,468
				Const. Insp. & Suprv.	Part-Time Estimate	\$960
	Subtotal of Estimated Cost		\$347,017	Subtotal of Estimated Cost		\$347,017

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

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<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013		Work Statement for Year: 3 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	<b>Management Improvements – All AMPs</b>		<b>Management Improvements – All AMPs</b>	
	Computer Software	\$0	Computer Software	\$0
	Training	\$0	Training	\$0
Annual	<b>HA Wide Administration</b>		<b>HA Wide Administration</b>	
	Admin. Staff Salaries & Benefits	\$46,214	Admin. Staff Salaries & Benefits	\$46,214
	In-house Design & Specifications	\$7,000	In-house Design & Specifications	\$7,000
Statement	<b>HA Wide or All AMPs - Other</b>		<b>HA Wide or All AMPs - Other</b>	
	Architect/Engineering	\$30,000	Architect/Engineering	\$30,000
	Advertising/Printing	\$5,500	Advertising/Printing	\$5,500
	Computer Equipment	\$5,000	Computer Equipment	\$5,000
	Relocation	\$3,000	Relocation	\$3,000
	Contingency	\$5,000	Contingency	\$5,000
	<b>Operations – All AMPs</b>	\$13,409	<b>Operations – All AMPs</b>	\$13,409
	Subtotal of Estimated Cost	\$115,123	Subtotal of Estimated Cost	\$115,123

## Attachment 8.2 Continued

## Capital Fund Program—Five-Year Action Plan

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<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015		Work Statement for Year: 5 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	<b>Management Improvements – All AMPs</b>		<b>Management Improvements – All AMPs</b>	
Annual	Computer Software	\$0	Computer Software	\$0
Statement	Training	\$0	Training	\$0
	<b>HA Wide Administration</b>		<b>HA Wide Administration</b>	
	Admin. Staff Salaries & Benefits	\$46,214	Admin. Staff Salaries & Benefits	\$46,214
	In-house Design & Specifications	\$7,000	In-house Design & Specifications	\$7,000
	<b>HA Wide or All AMPs - Other</b>		<b>HA Wide or All AMPs - Other</b>	
	Architect/Engineering	\$30,000	Architect/Engineering	\$30,000
	Advertising/Printing	\$5,500	Advertising/Printing	\$5,500
	Computer Equipment	\$5,000	Computer equipment	\$5,000
	Relocation	\$3,000	Relocation	\$3,000
	Contingency	\$5,000	Contingency	\$5,000
	<b>HA Wide Operations</b>	\$13,409	<b>HA Wide Operations</b>	\$13,409
	Subtotal of Estimated Cost	\$115,123	Subtotal of Estimated Cost	\$115,123